171.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,600 / 943,600
					USE VALUE:	943,600 / 943,600
					ASSESSED:	943,600 / 943,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THEOPHILE CHRIST
Owner 2:	
Owner 3:	
Street 1:	178 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THEOPHILE CHRIST/AMY -
Owner 2:	-
Street 1:	44 BERKELEY STREET
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains 5,130 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Aluminum Exterior and 3274 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5130.000	537,500	4,400	401,700	943,600
Total Card	0.118	537,500	4,400	401,700	943,600
Total Parcel	0.118	537,500	4,400	401,700	943,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.25 | /Parcel: 288.2

Legal Description

User Acct 113282

GIS Ref

GIS Ref

Insp Date 06/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 171.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	537,500	4400	5,130.	401,700	943,600	943,600	Year End Roll	12/18/2019
2019	104	FV	410,100	4400	5,130.	401,700	816,200	816,200	Year End Roll	1/3/2019
2018	104	FV	410,100	4400	5,130.	355,800	770,300	770,300	Year End Roll	12/20/2017
2017	104	FV	384,200	4400	5,130.	298,400	687,000	687,000	Year End Roll	1/3/2017
2016	104	FV	384,200	4400	5,130.	298,400	687,000	687,000	Year End	1/4/2016
2015	104	FV	341,600	4400	5,130.	258,300	604,300	604,300	Year End Roll	12/11/2014
2014	104	FV	341,600	4400	5,130.	249,600	595,600	595,600	Year End Roll	12/16/2013
2013	104	FV	355,700	4400	5,130.	237,600	597,700	597,700		12/13/2012

!13241!

PRINT

Date	Time
12/11/20	03:13:47

LAST REV

Date	Time
07/31/18	13:58:21
mmcmakin	

PAT ACCT. 13241

USER DEFINED

Prior Id # 1:	113282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THEOPHILE CHRIS	68056-594		9/21/2016	Estate/Div	1	No	No		
GIAQUINTO ALFRE	44263-133		12/9/2004		590,000	No	No		
	10026-104		4/30/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2005	38	Redo Kit	30,000	C		G6	GR FY06	RE-DO BATH
5/15/2001	291	Alterati	3,600	C				NEW GUTTERS/SOFFIT
4/26/1996	148	Porch	2,500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Measured	336	PATRIOT
9/8/2005	Permit Visit	BR	B Rossignol
2/19/2005	MLS	HC	Helen Chinal
12/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5130		Sq. Ft.	Site		0	70.	1.12	8									401,729						401,700	

Total AC/HA:	0.11777	Total SF/SM:	5130	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	401,729	Spl Credit		Total:	401,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97075760
Const Adj.:	0.99333590
Adj $ / SQ:	163.929
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730296
Depreciation:	192798
Depreciated Total:	537498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

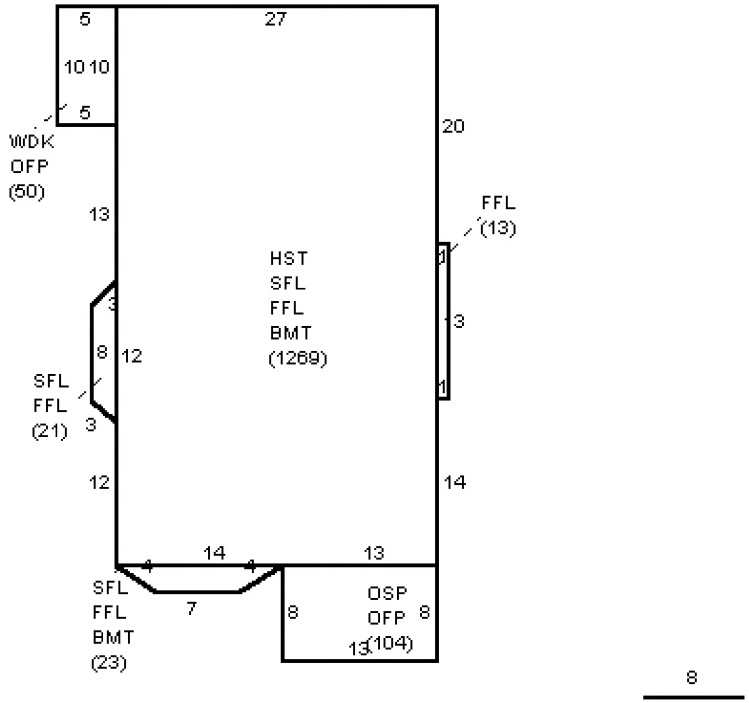
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.93
Special Features:	0	Val/Su Net:	110.28
Final Total:	537500	Val/Su SzAd	164.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	163.930	217,370
SFL	Second Floor	1,313	163.930	215,239
BMT	Basement	1,292	49.180	63,539
HST	Half Story	635	163.930	104,013
OFP	Open Porch	154	27.030	4,163
OSP	Screen Porch	104	35.360	3,678
WDK	Deck	50	15.890	795
	Net Sketched Area:	4,874	Total:	608,797
Size Ad	3273.5	Gross Are	5508	FinArea 3274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X20	A	AV	1920	22.81	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400